

## **ATTACHMENT 1**

### **PROJECT APPLICATION**

#### **CASE NO. 491-PA-2003 #1**

We are requesting the abandonment of the 50' setback requirement for C-O development abutting residential zoning. We are also requesting the abandonment of the 100' setback requirement for commercial development over 24' in height where commercial abutts residential.

This request applies to the Eastern lot line of the subject property only.



# City of Scottsdale PROJECT NARRATIVE



- ☐ Rezoning  
☐ Use Permit  
☐ Development Review  
☐ Master Sign Programs  
☒ Variance

Case # 491 / -PA-2003 #1  
 Project Name Ancala Commons  
 Location 11411 N. 114th St.  
 Applicant John W. Rosso  
Westar Holdings, L.L.C.

## SITE DETAILS

Proposed/Existing Zoning: C-0  
 Use: Commercial Office  
 Parcel Size: 3.872 Acres  
☒ Gross Floor Area ☐ Total Units: 9,432 sq. ft. 4 Units  
☒ Floor Area Ratio ☐ Density: 22.6%  
 Parking Required: 1:300 = 126 spaces  
 Parking Provided: 180 spaces  
 # Of Buildings: 4  
 Height: 34'  
 Setbacks: N- S-  
 E- W-  
See Below!  
 Lot coverage: 15.9%

In the following space, please describe the project or the request

See attached.

Setbacks:

North PL: 15'0" Canopy setback  
50'0" building setback  
100'0" 24' height limit

East PL: N/A assuming a Variance to the 50'0"  
building setback due to the adjacent R1-43  
zoning.

South PL: N/A assuming resolution to the 50'0"  
landscape setback from 1983 City Council Stip

West PL: N/A

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This project will provide 38,000 sq.ft. of commercial office space as condominiums and will be sold to and occupied by a variety of office users. Site design is comprised of four 9,500 sq.ft. one and one-half story office building.

All parking will be at grade and will supply approximately 4.5 parking spaces per 1,000 sq.ft. of office building.

This site is currently a vacant parcel of land and this project is designed in accordance with existing and approved buildings in the same area with a contemporary architectural flavor.

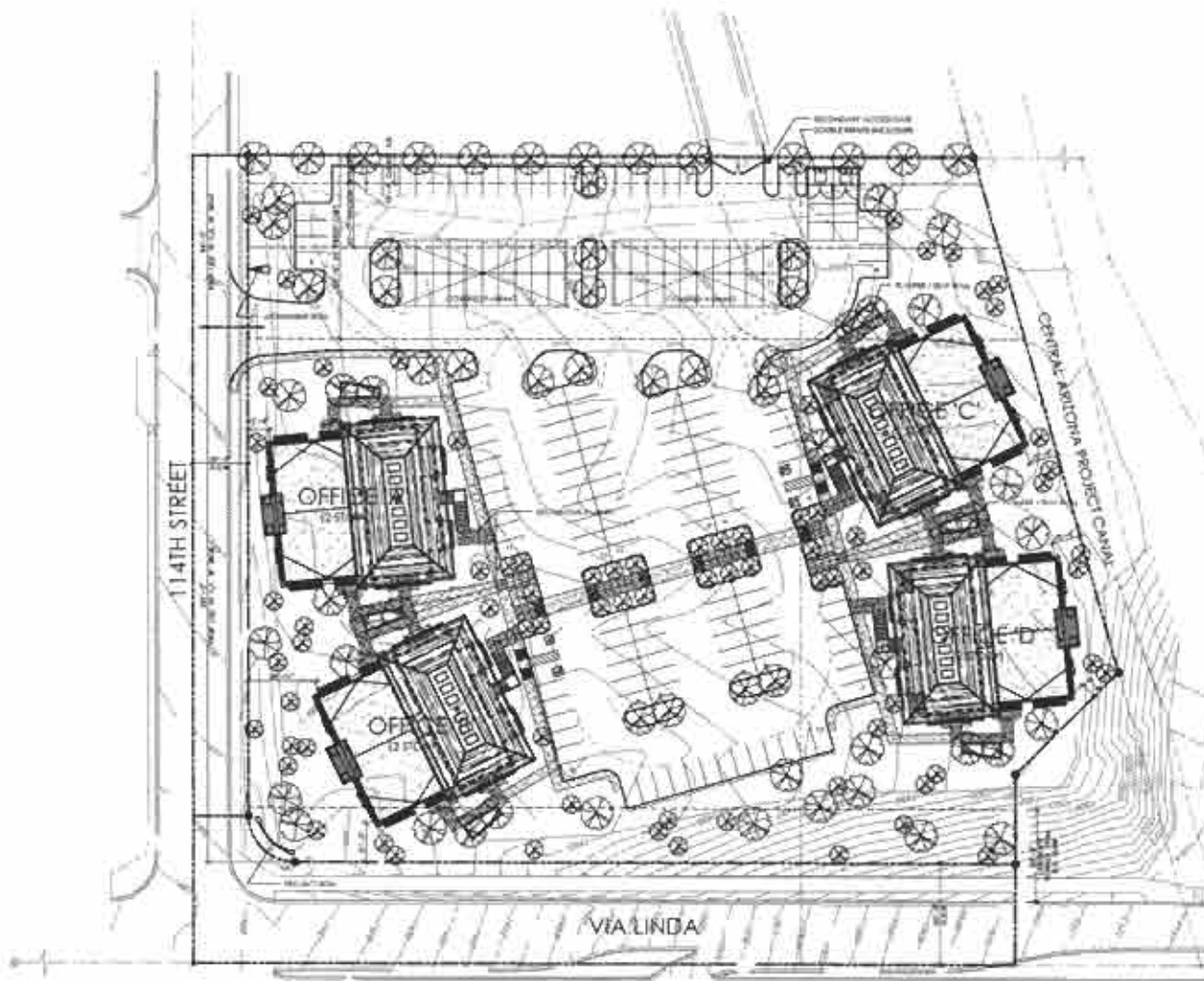
This project is designed to offer a pleasant example of commercial office development prevalent in the City of Scottsdale.

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### **JUSTIFICATION FOR REQUESTED VARIANCE**

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1. The property is unlike others in the C-O zoning district as it is adjacent to the Central Arizona project ("CAP") canal.
2. The United States Bureau of Reclamation and the United States Government own the property contiguous and to the East of the subject property (the Eastern lot line is the subject of this request). As the CAP canal exists within this property owned by the Federal Government, it will never be developed in a residential manner, even though the zoning currently remains R43. Therefore, the need for a 50' setback along the Eastern boundary of the subject property no longer exists.
3. The applicant neither zoned the subject property CO or constructed the CAP canal.
4. The property owned by the Federal Government is approximately 443 feet wide and adjacent to Ancala Country Club. Granting this variance will have no adverse effect on adjacent properties.



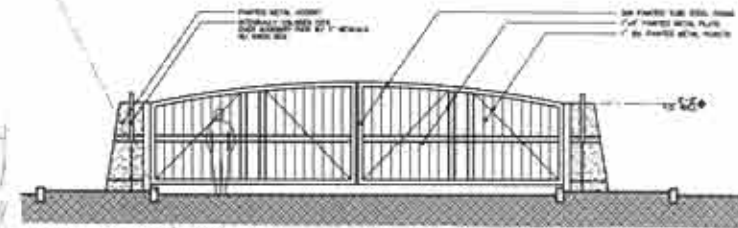
CONCEPTUAL SITE PLAN

LOT '3J', net site area ± 166,957 s.f. (3.83 acres)  
 LOT '3J', gross site area ± 203,242 s.f. (4.67 acres)  
 LOT '3J', zoning C-O

FIRST FLOOR gross area ± 6,616 s.f.  
 SECOND FLOOR gross area ± 2,816 s.f.  
 TOTAL gross area / building ± 9,432 s.f.

TOTAL BUILDING gross area ± 37,728 s.f.

LOT '3J', coverage ± 16%  
 LOT '3J', F.A.R. ± 23%  
 LOT '3J', parking ± 184 spaces  
 LOT '3J', ratio ± 4.9 / 1000



ACCESS GATE ELEVATION